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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JANUARY 18, 2024
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2019-0009**
Hope & Love International Deliverance Ministries, LLC
568-572 East 19th Street, B# 3318, L# 16 & 17

- RECONSIDERATION - ADJOURNED FROM DEC 21, 2023

- 2. Project ID# A2022-073**
Miguel Aquino
40-42 8th Avenue & 216 East 15th Street
B# 2807, L(S)# 3 & 8

The applicant proposes a minor subdivision to an existing parcel known as Lot 3 (6,850sf.) and Lot 8 (5,000sf.). On Lot **3.01** the applicant proposes an expansion in lot area to 7,500sf. required to eliminate an easement. The applicant proposes an existing (2 ½) story frame dwelling along with a shed to remain. The applicant proposes a lot width of 44ft. whereas 50ft. is required. The applicant proposes a front yard setback on 8th Avenue of 8.06ft. whereas 20ft. is required. The applicant proposes a side yard setback of 1.82ft. whereas 4ft. is required. The applicant proposes a side yard for both sides at 4.43ft. whereas 14ft. is required.

On Lot **8.01** the applicant proposes a reduction in lot area to 4,350sf. whereas 5,000sf. is required. The applicant proposes an existing (1) one-story framed dwelling along with a trailer and shed to remain. The applicant proposes new parking (4) four spaces total. The applicant proposes a front yard setback of 7.07ft. on 8th Avenue whereas 20ft. is required. The applicant proposes a front yard setback of 4.05ft. on East 15th Street whereas 20ft. is required. The applicant proposes a side yard of 3.30ft. whereas 4ft. is required. The applicant proposes a side yard setback for both sides at 3.30ft. whereas 14ft. is required.

Requires Site Plan Approval, Minor Subdivision and Use Variance

- FIRST APPEARANCE

3. Project ID# A2022-057
Mantor Holdings, LLC
459 Union Avenue
B# 909, L(S)# 24, 25 & 26

The applicant proposes demolition of an existing commercial structure auto repair service to construct a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to build a new (3) three-story mix-use structure on Lot 24 (25' x 100'), Lot 25 (25' x 100'), and Lot 26 (25' x 100') to accommodate (12) units. The applicant proposes (2) two-commercial spaces at the 1st floor. The applicant proposes (4) two-bedroom and (1) one-bedroom on the 2nd and 3rd floors with ground floor parking. The applicant proposes a lot width of 75'ft. whereas 150'ft. is required. The applicant proposes a lot area 7,500 sf. whereas 15,000 sf. is required. The applicant proposes a front yard setback of 0'ft. whereas 25'ft. is required. The applicant proposes a side yard setback of 0'ft. whereas 15'ft. is required. The applicant proposes a rear yard setback of 15'ft. whereas 20'ft. is required. The applicant proposes 10 dwelling units per acre whereas 9 units is permitted. The applicant proposes a floor area ratio at 2.3 whereas 1.4 is permitted. The applicant proposes lot building coverage at 78% whereas 20% is permitted. The applicant proposes 14 parking spaces whereas 24 spaces is required.

Requires Site Plan Approval, Bulk Variances and Use Variance

- FIRST APPEARANCE

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY